169.0	0009	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	770,500	/	770,500
USE VALUE:	770,500	/	770,500
ASSESSED:	770,500	/	770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZPATRICK MARJORIE D
Owner 2:	
Owner 3:	
Street 1:	2 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZMAURICE MARION G/ESTATE -
Owner 2:	FITZMAURICE ELAINE M/ESTATE -
Street 1:	2 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,238 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4238.000	387,500		383,000	770,500
Total Card	0.097	387,500		383,000	770,500
Total Parcel	0.097	387,500		383,000	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.09 | /Parcel: 392.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
112390			05/22/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0013.0

!13110!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,500	0	4,238.	383,000	770,500	770,500	Year End Roll	12/18/2019
2019	101	FV	321,900	0	4,238.	383,000	704,900	704,900	Year End Roll	1/3/2019
2018	101	FV	321,900	0	4,238.	322,800	644,700	644,700	Year End Roll	12/20/2017
2017	101	FV	321,900	0	4,238.	295,500	617,400	617,400	Year End Roll	1/3/2017
2016	101	FV	321,900	0	4,238.	251,700	573,600	573,600	Year End	1/4/2016
2015	101	FV	256,200	0	4,238.	218,900	475,100	475,100	Year End Roll	12/11/2014
2014	101	FV	170,500	600	4,238.	202,400	373,500	373,500	Year End Roll	12/16/2013
2013	101	FV	170,500	600	4,238.	192,600	363,700	363,700		12/13/2012

PRINT

Date	Time
12/11/20	03:07:08

LAST REV

Date	Time
04/15/16	08:53:26

ekelly

PAT ACCT. 13110

USER DEFINED

Prior Id # 1:	112390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZMAURICE MAR	63161-362		1/9/2014	Change>Sale	395,000	No	No		
	12083-2		9/29/1971		31,500	No	No		Marion G FitzMaurice dod 12/21/1978

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	556	Heat App	11,000					
3/26/2014	253	Addition	63,250					
1/14/2014	34	Manual	1,700	C				
9/4/1996	440	Manual	1,800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2014	Info Fm Prmt	PC	PHIL C
5/22/2014	Measured	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
3/5/2009	Inspected	163	PATRIOT
11/24/2008	Measured	345	PATRIOT
12/14/1999	Meas/Inspect	243	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4238		Sq. Ft.	Site		0	70.	1.29	7									382,997						383,000	

Total AC/HA:	0.09729	Total SF/SM:	4238	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	382,997	Spl Credit		Total:	383,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32676435
Const Adj.:	0.98990101
Adj $ / SQ:	137.903
Other Features:	87940
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391376
Depreciation:	3914
Depreciated Total:	387463

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

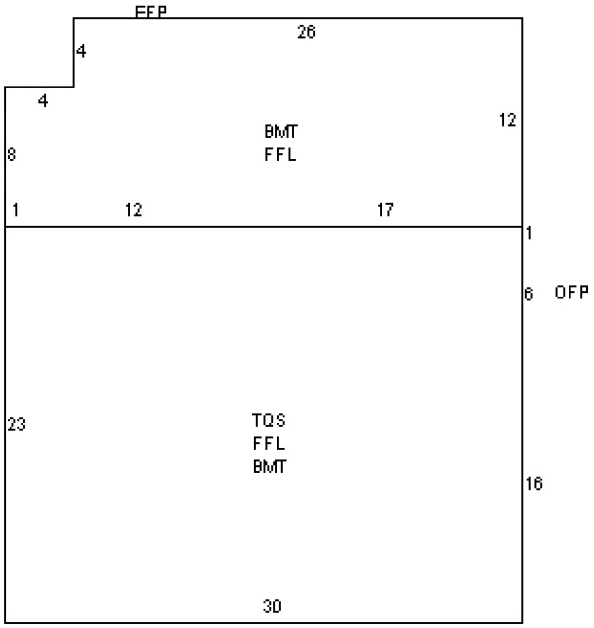
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.69
Special Features:	0	Val/Su Net:	149.85
Final Total:	387500	Val/Su SzAd	249.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,034	52.130	53,900
FFL	First Floor	1,034	137.900	142,592
TQS	3/4 Story	518	137.900	71,365
EFP	Enclos Porch			
OFP	Open Porch			

Net Sketched Area:	2,586			Total:	
Size Ad	1551.5	Gross Are	2758	FinArea	1965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0009-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc